

174.0

0009

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

777,200 / 777,200

USE VALUE:

777,200 / 777,200

ASSESSED:

777,200 / 777,200

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
8		WILLIAMS ST, ARLINGTON

**OWNERSHIP**

Owner 1:	HYPOLITE GIBENSON	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 10 COURT ST UNIT 498

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02476		Type:	

**PREVIOUS OWNER**

Owner 1:	HARTENIAN LARRY R -
Owner 2:	KEAN PATRICIA M -
Street 1:	8 WILLIAMS STREET
Twn/City:	ARLINGTON
St/Prov: MA	Cntry:
Postal: 02476	

**NARRATIVE DESCRIPTION**

This parcel contains 4,620 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1940, having primarily Asbestos Exterior and 2282 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4620		Sq. Ft.	Site		0	70.	1.21	6									391,020						391,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							4620.000		385,800		400		391,000		777,200							
Total Card							0.106		385,800		400		391,000		777,200		Entered Lot Size					
Total Parcel							0.106		385,800		400		391,000		777,200		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		340.58		/Parcel: 340.5				Land Unit Type:					

**PREVIOUS ASSESSMENT**

Parcel ID										
174.0-0009-0009.0										
!13597!										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	386,300	400	4,620.	391,000	777,700	777,700	Year End Roll	12/18/2019
2019	104	FV	300,500	500	4,620.	385,400	686,400	686,400	Year End Roll	1/3/2019
2018	104	FV	300,500	500	4,620.	296,100	597,100	597,100	Year End Roll	12/20/2017
2017	104	FV	281,900	500	4,620.	279,300	561,700	561,700	Year End Roll	1/3/2017
2016	104	FV	281,900	500	4,620.	257,000	539,400	539,400	Year End	1/4/2016
2015	104	FV	251,300	500	4,620.	240,200	492,000	492,000	Year End Roll	12/11/2014
2014	104	FV	251,300	500	4,620.	221,200	473,000	473,000	Year End Roll	12/16/2013
2013	104	FV	261,500	500	4,620.	221,200	483,200	483,200		12/13/2012

**SALES INFORMATION**

Grantor		Legal Ref		Type	Date	Sale Code		Sale Price		V	Tst	Verif	Notes	
HARTENIAN LARRY	58862-190				4/10/2012				549,000	No	No			
HARTENIAN LARRY	38368-557				3/18/2003	Family			1	No	No			
FEDERAL HOME LO	24632-131				6/29/1994				148,000	No	No	L		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/20/2010	2027	Re-Roof	4,000					
8/4/2003	665	Renovate	30,000	C		G6	GR FY06	RENO 3RD FLR, REPL
8/1/1997	456		2,000					REMODEL BATH

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/8/2018	MEAS&NOTICE	HS	Hanne S
7/9/2012	MLS	EMK	Ellen K
10/30/2008	Meas/Inspect	345	PATRIOT
7/28/2005	Inspected	BR	B Rossignol
5/2/2000	Inspected	276	PATRIOT
12/17/1999	Mailer Sent		
12/15/1999	Measured	163	PATRIOT
1/1/1982		MM	Mary M
Sign:	VERIFICATION OF VISIT NOT DATA	/	/

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>												
Type: 13 - Multi-Garden	2A - 2 Sty +Attic	2	Rating: Average	A Bath:	Rating:									SFL	SFL	EFP								
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:	A 3QBth:	Rating:									FFL	FFL	EFP								
Foundation: 3 - BrickorStone	Frame: 1 - Wood	1/2 Bath:	Rating:	A HBth:	Rating:									(72)	(24)	(48)								
Prime Wall: 5 - Asbestos	Sec Wall:	OthrFix:	Rating:													24								
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Kits: 2	Rating: Average	1st Res Grid	Desc: Line 1	# Units: 2													9					
Color: GRAY	View / Desir:	A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O													31						
<b>GENERAL INFORMATION</b>				Fpl:	Rating:	Other													UAT					
Grade: C - Average	Year Blt: 1940	Eff Yr Blt:	Alt LUC:	WSFlue:	Rating:	Upper													SFL					
Jurisdct: G12	Fact: .	Const Mod:	Lump Sum Adj:	Lvl 2													FFL							
				Lvl 1													BMT							
				Lower													(744)							
<b>INTERIOR INFORMATION</b>				Totals	RMS: 10	BRs: 4	Baths: 2	HB													22	SFL		
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Phys Cond: AV - Average	31.	%	Exterior:	No Unit	RMS	BRs	FL													10	FFL	
Sec Int Wall: 8 - Plyw Panel	20%	Functional:		%	Interior:	2	5	2															(220)	
Partition: T - Typical	Override:	Economic:		%	Additions:																			
Prim Floors: 3 - Hardwood	Total: 31	Special:		%	Kitchen:																			
Sec Floors:	%	Override:		%	Baths:																			
Bsmnt Flr: 12 - Concrete					Plumbing:																			
Subfloor:					Electric:																			
Bsmnt Gar:					Heating:																			
Electric: 3 - Typical					General:																			
Insulation: 2 - Typical					Totals	2	10	4																
Int vs Ext: S																								
Heat Fuel: 2 - Gas																								
Heat Type: 5 - Steam																								
# Heat Sys: 2																								
% Heated: 100																								
Solar HW: NO																								
% Com Wall																								
% Sprinkled:																								
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:																
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 174.0-0009-0009.0																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							
19	Patio	D	Y	1 120	A	AV	1980		5.38	T	31.2	104			400		400							
More: N	Total Yard Items:	400	Total Special Features:		Total:	400																		

The sketch shows a residential grid with various areas labeled:  
 - Top Left: SFL (Second Floor), FFL (First Floor), BMT (Basement), UAT (Upper Attic), OFF (Open Porch).  
 - Bottom Left: SFL (First Floor), FFL (Second Floor).  
 - Bottom Right: A large area labeled (720) representing the total footprint.

SUB AREA		SUB AREA DETAIL								
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	Second Floor	1,060	182.530	193,482	UAT	100	FLA	100	G	
FFL	First Floor	1,036	182.530	189,101						
BMT	Basement	744	54.760	40,741						
UAT	Upper Attic	186	140.550	26,142						
EFP	Enclos Porch	120	46.560	5,588						
OPF	Open Porch	72	36.770	2,648						
Net Sketched Area: 3,218				Total: 457,702						
Size Ad	2096	Gross Are	3776	FinArea	2282					

**IMAGE**

**AssessPro Patriot Properties, Inc**